

**Zoning Board of Appeals Meeting Date
Wednesday, July 14, 2021 at 1:00 PM**

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/87275479386>

Or Telephone:

Dial:

USA 602 333 0032

USA 8882709936 (US Toll Free)

Conference code: 476725

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 11:00 am on the date of the public hearing.

Email the DeKalb County Department of Planning and Sustainability at plansustain@dekalbcountyga.gov

AGENDA

DEFERRED ITEMS:

D1 A-21- 1244824 (Deferred from 5/12/2021 meeting) Commission District 04 Super District 06
18-046-03-140
3152 CHAPEL STREET, SCOTSDALE, GA 30079

Application of Scott Ball to request variances from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the front, side, side corner, and rear yard building setbacks for proposed detached single-family structure, relating to Tier II of the Scottdale Overlay district. The property is located at the northeast corner of Chapel Street, at 3152 Chapel Street Scottdale, GA 30079.

D2 A-21- 1244827 (Deferred from 6/9/2021 meeting) Commission District 01 Super District 07
18-249-01-124
3134 SMOKESTONE COURT, ATLANTA, GA 30345

Application of April Ingraham to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum height of a proposed retaining wall, relating to the R-100 district. The property is located north of Smokestone Court, at 3134 Smokestone Court Atlanta, GA 30345.

D3 A-21- 1244915 (Deferred from 6/9/2021 meeting) Commission District 02 Super District 06
18-004-18-003
415 EMORY DRIVE, ATLANTA, GA 30307

Application of Rosalie Ezekiel- Ezekiel Poelker Architects to request two variances from Chapter 27 of the DeKalb County Zoning Ordinance to (1) reduce the side yard setback, and (2) to increase the maximum allowed lot coverage for a proposed detached accessory structure, relating to the R-75 zoning district and the Druid Hills Historic district. The property is located east of Emory Drive, at 415 Emory Drive Atlanta, GA 30307.

D4 A-21- 1244917 (Deferred from 6/9/2021 meeting) Commission District 02 Super District 06
18-106-10-002
1016 BURTON DRIVE, ATLANTA, GA 30329

Application of Mel and Daliah Cohen to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed rear addition, relating to the R-85 zoning district. The property is located west of Burton Drive, at 1016 Burton Drive Atlanta, GA 30329.

D5 A-21- 1244922 (Deferred from 6/9/2021 meeting) Commission District 03 Super District 07
15-156-08-018
2217 TROUTDALE DRIVE, DECATUR, GA 30032

Application of Christopher Shayne Adams to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to allow a detached accessory structure (garage) to be located on the side of the principle structure, relating to the R-75 zoning district. The property is located at the southwest corner of Troutdale Drive and Troutdale Court, at 2217 Troutdale Drive Decatur, GA 30032.

D6 A-21- 1244920 (Deferred from 6/9/2021 meeting) Commission District 02 Super District 06
18-105-02-055
1241 BILTMORE DRIVE, ATLANTA, GA 30329

Application of MDI Homes, LLC. to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard corner setback for a proposed detached two-story single-family structure, relating to the R-85 zoning district. The property is located at the southwest corner of Biltmore Drive and Adelia Place, at 1241 Biltmore Drive Atlanta, GA 30329.

NEW ITEMS:

N1 A-21- 1245004 Commission District 05 Super District 07
16-167-06-003
2396 ROCK CHAPEL ROAD, LITHONIA, GA 30058

Application of Hanna Casswell/Casswell Design Group, LLC. to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to vary from the paving surface requirements for a proposed truck parking lot, relating to the M zoning district. The property is bounded between Rock Chapel Road and Pine Mountain Street, at 2396 Rock Chapel Road, Lithonia, GA 30058.
